



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 82-79

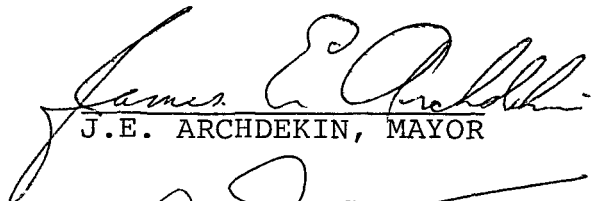
A By-law to amend the Official Plan of
The City of Brampton Planning Area.
(Amendment No. 33 Manley Tessler
(In Trust))

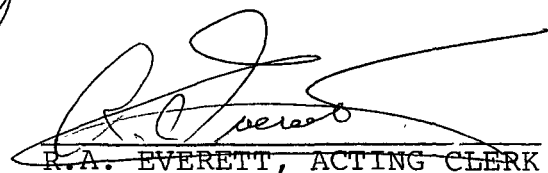
The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act (R.S.O. 1970 as amended) and the Regional Municipality of Peel Act, 1973, hereby enacts as follows:

1. Official Plan Amendment Number 33 to the Official Plan of the City of Brampton Planning Area consisting of the attached map (Schedule A) and explanatory text is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 33 to the Official Plan of the City of Brampton Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 23rd day of April 1979


J.E. ARCHDEKIN, MAYOR


R.A. EVERETT, ACTING CLERK

PASSED April 23, 19 79



BY-LAW

No. 82-79

A By-law to amend the Official
Plan of the City of Brampton
Planning Area. (Amendment No.
Manley Tessler (In Trust))

DUPLICATE ORIGINAL

1979 SEP 11 PM 12 50

OPC 0006-33

AMENDMENT NUMBER 33
TO THE CONSOLIDATED OFFICIAL PLAN
OF THE CITY
OF BRAMPTON PLANNING AREA

3

OFFICIAL PLAN NO. 550

LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

1979 Sept. 11, P.M., 12:50

Katherine D. L.R.
REGISTRAR OF DEEDS, COUNTY OF PEEL

City of Brampton

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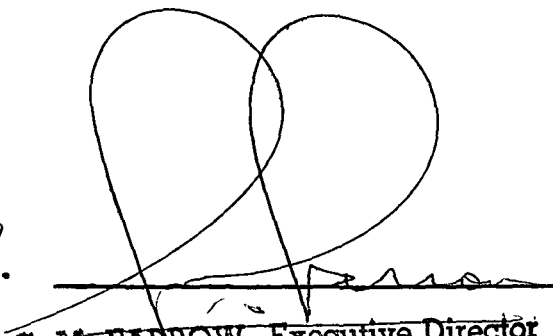
I	Certification
II	Adopting By-law
1 & 2	Part A - Preamble
3	Part B - The Amendment, constituting Chapter A20
	Section 1.0 - purpose and Property Location
	Section 2.0 - Definition
	Section 3.0 - Land Use
4	Section 4.0 - Development Principles
5	Section 5.0 - Implementation
	Section 6.0 - Implementation
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Amendment No.33
to the
Consolidated Official Plan for the
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 17 of The Planning Act as Amendment No.33 to the Consolidated Official Plan for the City of Brampton Planning Area.

Date

Aug 27/79



G. M. FARROW, Executive Director
Plans Administration Division
Ministry of Housing



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 82-79

A By-law to amend the Official Plan of
The City of Brampton Planning Area.
(Amendment No. 33 Manley Tessler
(In Trust))

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act (R.S.O. 1970 as amended) and the Regional Municipality of Peel Act, 1973, hereby enacts as follows:

1. Official Plan Amendment Number 33 to the Official Plan of the City of Brampton Planning Area consisting of the attached map (Schedule A) and explanatory text is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 33 to the Official Plan of the City of Brampton Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 23rd day of April 1979


J.E. ARCHDEKIN, MAYOR

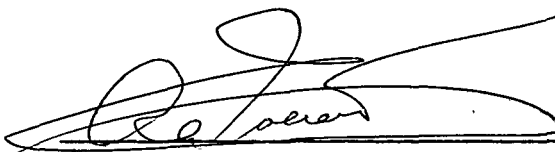

R.A. EVERETT, ACTING CLERK

CONSOLIDATED OFFICIAL PLAN
OF
THE CITY OF BRAMPTON PLANNING AREA
AMENDMENT NUMBER 33

The attached maps Schedule 'A' and 'B' and explanatory text, constituting Amendment Number 33 to the Consolidated Official Plan of the City of Brampton Planning Area, was prepared and adopted by the Council of the City of Brampton by By-law No. 82-79, in accordance with Section 54 (4) of the Regional Municipality of Peel Act, 1973, and Section 13, 14 and 17 of the Planning Act, (R.S.O.) 1970, Chapter 349 as amended) on the 23rd day of April 1979.



Mayor



Clerk

This amendment to the Consolidated Official Plan of the City of Brampton Planning Area, which has been prepared and adopted by the Council of the City of Brampton is hereby approved in accordance with Section 17 of The Planning Act, as Amendment Number 20 to the Consolidated Official Paln of the City of Brampton Planning Area.

Date

AMENDMENT NUMBER 33

TO THE

OFFICIAL PLAN OF THE

CITY OF BRAMPTON PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of the Amendment is Amendment Number 33 to the Official Plan of the City of Brampton, hereafter referred to as Amendment Number 33 .

2.0 Relative Parts

Only that part of the text entitled PART B - AMENDMENT shall constitute Amendment Number 33 . PART A - PREAMBLE and PART C - APPENDIX, are included only to provide background for Part B and should not themselves be construed as a statement of policy.

3.0 Purpose of the Amendment

The purpose of the Amendment Number 33 is to amend the existing industrial and open space designations on a parcel of land approximately 20.42 hectares (50.43 acres) in area, and to permit the use of the land for a residential subdivision and open space area.

4.0 Location

Amendment Number 33 is concerned with lands situated in part of Lot 8, Concession 3, East of Hurontario Street, lying between Heart Lake Road on the west, Williams Parkway and the proposed alignment of Williams Parkway on the north and Howden Boulevard on the east, in the City of Brampton, Regional Municipality of Peel.

5.0 Background

An application has been filed by Manley Tessler (In Trust), the owner of approximately 20.42 hectares (50.43 acres) of land located between Heart Lake Road and Howden Boulevard and south of Williams Parkway, to amend the Official Plan and Restricted Area By-law to permit the construction of single family detached, semi-detached, and street townhouse dwellings on land previously used for industrial purposes. The lands surrounding the subject property except for the lands to the south, have either been developed, are being developed or have been draft approved for residential development.

5.0 Background (cont'd)

A planning report dealing with a subdivision application was submitted to Planning Committee at its meeting on February 19th, 1979 noting the need for an amendment to the Official Plan. Planning Committee adopted a recommendation to hold a public meeting. Notices of the public meeting were mailed to assessed property owners within 125 metres (410 feet) of the subject lands and notices were placed in two local newspapers, one being published weekly and the other daily. The public meeting was held on March 6th, 1979.

Planning Committee at its meeting on February 19th, 1979 recommended the approval of a draft plan of subdivision which was approved by City Council at its meeting on February 26th, 1979 subject to the approval of an Official Plan Amendment and to other conditions.

PART B - THE AMENDMENT

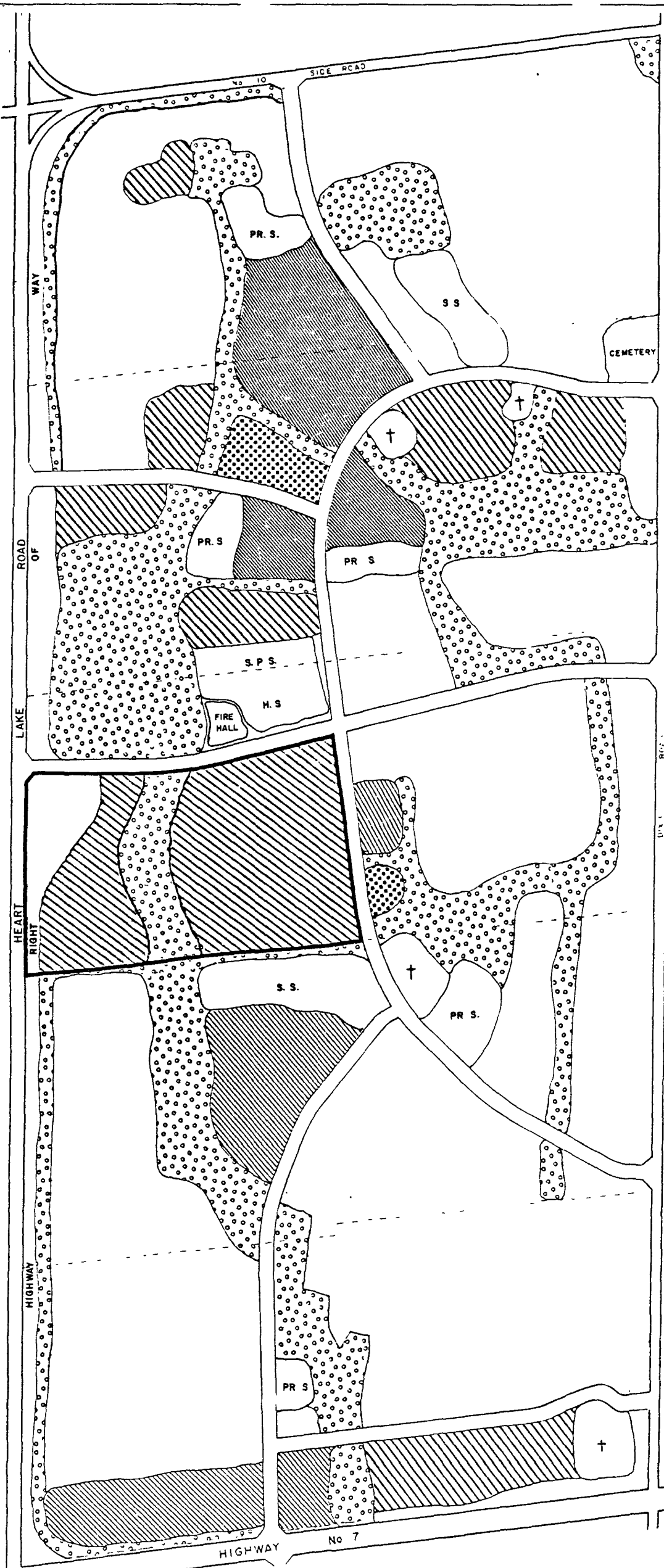
The whole of the part of this document entitled Part B - The Amendment which consists of the following text and the attached map, Schedule A Land Use constitute Amendment Number 33 to the Consolidated Official Plan of the City of Brampton Planning Area.

The Consolidated Official Plan is hereby amended as follows:

- 1.0 Plate Number 20, LAND USE, of the Consolidated Official Plan of the City of Brampton Planning Area is amended in accordance with Schedule A hereto attached changing the land use designation from Industrial and Public Open Space to Low Density Residential, 7 to 16 units per acre, Public Open Space and Highway Right-of-way.
- 2.0 Part C, Section C, Chapter 34, Subsection 2.6.2 is deleted.

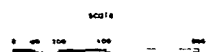
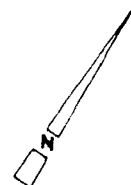
Schedule A
Amendment 33

□ Area of Amendment



LEGEND

- LOW DENSITY RESIDENTIAL
Single Family & Semi-Detached
- ▨ LOW DENSITY RESIDENTIAL
7 to 16 Units per Acre
- ▩ MEDIUM DENSITY RESIDENTIAL
17 to 26 Units per Acre
- ▧ HIGH DENSITY RESIDENTIAL
Max 60 Units per Acre
- ▤ COMMERCIAL AREAS
- PR.S PRIMARY SCHOOL
- S.P.S. SENIOR PUBLIC SCHOOL
- H.S. HIGH SCHOOL
- S.S. SEPARATE SCHOOL
- † CHURCH
- ▩ INDUSTRIAL
- PUBLIC OPEN SPACE



LAND USE

PART C - APPENDICES

- 1.0 Attached are one copy each of the staff report to Planning Committee dated February 21st, 1979, and a copy of the minutes of a public meeting held by Planning Committee on March 6th, 1979, subsequent to the mailing of notices to assessed owners within 125 metres (410 feet) of the subject lands and the publishing of notices in the local newspapers.

INTER-OFFICE MEMORANDUM

C6

Office of the Commissioner of Planning and Development

1979 03 07

To: Chairman and Members of Planning Committee

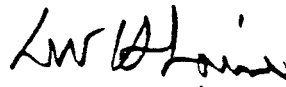
From: Planning and Development Department


Re: Application to Amend the
Official Plan and
Restricted Area By-law
Part of Lot 8, Conc. 3, EHS
(Chinguacousy Township)
MANLEY TESSLER
Our File: C3E8.1

Attached is a copy of the notes of the public meeting held on March 6th, 1979 with respect to the above noted application.

No objection was raised at the meeting.

It is recommended that staff be directed to prepare draft amendments to the Official Plan and Restricted Area By-law, as well as the Subdivision Agreement for Council's consideration.


L.W.H. Laine
Planning Director


NOTED: F. R. Dalzell
Commissioner of Planning
and Development

LWHL/ec
attachment

C6-2

PUBLIC MEETING

A Special Meeting of the Planning Committee was held on TUESDAY, MARCH 6, 1979, in the Williams Parkway Senior Public School, 1285 Williams Parkway, Bramalea, Brampton, Ontario, commencing at 7:30 p.m. with respect to an application by Manley Tessler to amend the Official Plan and Restricted Area Zoning By-law, to permit development of a Subdivision, in two phases. Approval requested is for phase 1, which includes: 54 lots for semi-detached dwellings, 47 lots for single family dwellings, 28 lots for street townhouse dwellings and 2.0 hectares (4.85 acres) of parkland.

Members Present: Councillor D. Sutter, Chairman
Alderman B. Brown
Alderman N. Porteous
Alderman B. Crowley

Staff Present: F. R. Dalzell - Commissioner of Planning
and Development
L.W.H. Laine - Planning Director
W. Lee - Planner
E. Coulson - Secretary

The applicants and approximately 6 members of the public were Present.

The Chairman enquired if all the notices to the property owners within 400 feet of the site were sent and whether the notification was placed in the local newspaper. Mr. Laine replied in the affirmative.

Mr. Laine stated that there were no inquiries received.

Mr. Laine outlined the proposal and explained the intent of the applicant. After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

- Cont'd -

Mr. M. Smith, of Bramalea Limited, was concerned with the potential location of southerly road access to the subject property, noting that the development proposal for Block "C", Registered Plan M-157 is no longer valid. He also noted that Howden Boulevard was not presently connected to Dixie Road.

Mr. Laine mentioned that the proximity of Williams Parkway would permit alternate access routes to the east and west, reducing the significance of the Howden Boulevard/Dixie Road connection.

Mr. Mathers expressed concern on the matter of sufficient sewer and water facilities.

Mr. Laine replied, that due to the phasing and timing of the development this should not be a problem. Services have been installed along Howden, and connections would be made north west along the future Howden extension.

Mr. Smith confirmed that sewer and watermain services would be sufficient.

There were no further comments.

Councillor Sutter requested that any further comments or objections be sent to the Planning Committee, preferably in writing.

The meeting was adjourned at 8:00 p.m.

1979 02 21

To: Chairman of the Development Team

From: Planning Director

Re: Proposed Draft Plan of Subdivision
Part of Lot 8, Conc. 3, E.H.S.
MANLEY TESSLER (formerly STANLEY STRUCTURES)
Regional File: 21T-78041B
Our File: C3E8.2

1.0 Background

On February 19th, two draft plans of subdivision were presented to Planning Committee for consideration. One plan contained a conventional subdivision layout, showing extra deep lots backing onto Williams Parkway. The second plan contained a service road running parallel to and abutting Williams Parkway showing regular depth lots fronting onto the service road. Planning Committee decided that the plan with the service road was preferable and that a report and conditions of draft approval be prepared for consideration at the February 26th meeting of Council.

2.0 The Site

The property, comprising an area of 20.4 hectares (50.43 acres) is part of Lot 8, Concession 3, E.H.S., as shown on the attached location plan. The proposed subdivision was formerly the site of Stanley Structures, which manufactured prefabricated concrete slabs, and is still occupied by the Ambro Construction Cement Plant.

The property has 310.1 metres (1017.4 feet) frontage on Heart Lake Road, 678.7 metres (2226.7 feet) frontage on the proposed alignment for Williams Parkway and 305.3 metres (1001.8 feet) frontage on Howden Boulevard.

To the west of the site are existing street townhouse units and the proposed Highway 410. To the north there is the proposed open space area of the reclaimed gravel pit associated with Residential Area 9 and the newly constructed High School.

- Cont'd -

2.0 The Site Cont'd

To the east are existing semi-detached units and an area proposed for zero-lot line single family units. To the south of the site is the inactive gravel pit owned by Mary Parr.

The only vegetation on the property is a row of poplar trees along the eastern boundary where the property abuts Howden Boulevard. The land is generally flat with a depression near the centre of the property. This depression is the remains of an old pit operation. There is no water standing in this depression as there is in the old pit areas to the north and south of the property.

3.0 Official Plan and Zoning Status

The Consolidated Official Plan designates the property Industrial and Public Open Space. This designation reflected the industrial activities which were on the property and which were not anticipated to move from the property.

The Draft Official Plan designates the property Low Density Residential and Brampton Esker (Brampton Esker is a special open space designation requiring further study and special treatment). The property is zoned Agricultural 1 according to By-law 37-61. The proposed development has a net residential density of 25.9 units per residential hectare (10.5 units per net residential acre). This is less than the 35 units per residential hectare (14 units per net residential acre) which is proposed by the Draft Official Plan.

An application for amendment of the Official Plan and Restricted Area (Zoning) By-law has been submitted to the City by the applicant.

4.0 Proposal

The applicant proposes to develop the property in two phases. Phase 2 will not be developed until the Ministry of Transportation and Communications have finalized their right-of-way requirements for the proposed Highway 410.

4.0 Proposal Cont'd.

Phase 1 has been layed out so that it satisfies all the requirements of an independent subdivision. An adequate amount of parkland has been dedicated and a satisfactory road pattern has been proposed that will allow Phase 1 to exist as a subdivision that is not dependent on the development of Phase 2. The proposal for Phase 1 includes:

54 lots (108 units) for semi-detached dwellings with a minimum lot area of 557.4 square metres (6000 square feet) and a minimum frontage of 18.3 metres (60 feet);

47 lots for single family dwellings with a minimum lot area of 464.5 square metres (5000 square feet) and a minimum frontage of 15.2 metres (50 feet);

28 lots for street townhouse dwellings with a minimum lot area of 204.4 square metres (2200 square feet) and a minimum frontage of 6.7 metres (22 feet);

2.0 hectares (4.85 acres) of parkland in 2 blocks;

0.4 hectares (1.1 acres) of land set aside for the widening of the right-of-way of Williams Parkway;

The parkland dedication of approximately 2.0 hectares (4.85 acres) for Phase 1 meets the City Standard of 7 acres per 1000 persons based on 4 persons per unit.

Since Phase 1 is to exist as an independent subdivision, the roads which will eventually cross the open space will not be built by the developer of Phase 2 until the development of Phase 2 has been approved. In the interim, these two road rights-of-way will be conveyed to the City and developed as part of the open space area. The old pit at the centre of the property and in the western portion of Phase 1 will be filled, brought to a level with the surrounding land and utilized as tableland open space or park area. The parkland blocks will serve the dual purpose of providing a convenient open space area for the residents of Phase 1, as well as providing an essential corridor

4.0 Proposal Cont'd.

which will link the designated open space areas in the re-claimed pits to the north and north-west of the property with the open space areas and proposed open space areas to the south of the property.

No vehicular access from the Phase 1 area to the Mary Parr lands to the south have been provided since City staff feel that there is insufficient tableland to the south of Phase 1 that can be utilized for residential development. Staff feel that any developable tableland between the deep, water-filled pit area and Howden Boulevard can take access to Howden Boulevard. Depending on the requirements of the Ministry of Transportation and Communications, if there is sufficient developable land remaining between the pit and the future highway right-of-way, an access could be provided from the subject lands at the time of draft approval of Phase 2.

5.0

Comment

The Regional Public Works Department has indicated that sanitary sewers and water service are available on Howden Boulevard.

The Ministry of the Environment has indicated that the site may be subjected to adverse noise levels due to the proximity of the development to the proposed Highway 410. They recommend that once the design details of Highway 410 are available, a noise impact study be prepared by the applicant in order to assess the noise impact and provide recommendations as to the means of attenuating the noise so that the indoor and outdoor noise standards of MOE can be achieved.

The Ministry of Natural Resources has indicated that due to the close proximity of an existing and proposed pit, it would be advisable to warn future homeowners of annoyance factors, especially noise and dust, which are likely to affect the residents of the area.

5.0 Comment Cont'd.

The existing pit is the 200 acres of land licenced for sand and gravel extraction held by Franceschini Brothers Construction Limited, located in the east half of Lots 9 and 10, Concession 2, E.H.S. The proposed pit is the Mary Parr land south of the property in the west half of Lot 9, Concession 3, E.H.S. The Ministry notes that Gormley Sand and Gravel Company is still attempting to obtain a licence to reactivate this pit.

The Ministry of Transportation and Communications had originally commented that no land within 1000 feet of Heart Lake Road should be developed at this time. However, the Ministry is now satisfied with the partial approval of the plan, shown as Phase 1, provided that no approval is given to the western portion of the plan, namely, Phase 2, until their property requirements can be defined. The Ministry is satisfied with delineation of the western portion of the property as 1 or 2 blocks.

City staff note that the proposed Service Road has a right-of-way of 15.2 metres (50 feet). The minimum requirement is 17 metres (56 feet). The additional road right-of-way can be obtained by reducing the right-of-way of Evalene Street from 20.1 metres (66 feet) to 17 metres (56 feet). It is also noted that fencing will be required along the boundaries of Phase 1, in order to prevent children from gaining convenient access to the Mary Parr pit to the south.

6.0

Recommendations

It is recommended that Planning Committee recommend to Council that the draft plan be recommended for draft approval subject to the following conditions:

- a) A public meeting be held with regard to the amendments to the Official Plan and the Restricted Area (Zoning) By-law in accordance with City Council's procedures; and

- b) The draft plan of proposed subdivision be draft approved subject to the following conditions:
- 1) The approval be based on the attached plan. The plan is Drawing Number 8, dated February 15, 1979, prepared by Fred Schaeffer and Associates Incorporated.
 - 2) The plan be red-lined to indicate the area shown as Phase 2 as a block. This block, exclusive of the proposed lotting and road pattern, is to be registered as part of the draft plan and reserved for future development at a time after the final right-of-way requirements of the Ministry of Transportation and Communications are determined.
 - 3) The plan be red-lined to show both Service Road and Evalene Street as 17 metre (56 feet) rights-of-way.
 - 4) When the requirements for the alignment of the proposed Highway 410 are determined, the future Highway right-of-way shall be conveyed to the Ministry of Transportation and Communications.
 - 5) Development of the land shown as Phase 2 shall proceed only according to an approved plan of subdivision.
 - 6) The developer prepare a detailed report satisfactory to the Ministries of the Environment and Transportation and Communications and the City of Brampton, outlining intended noise abatement features, and the subdivision agreement shall contain a provision requiring the owner to carry out all such approved noise abatement features prior to the occupancy of dwellings.

- 7) The developer and subsequent vendors shall indicate on all offers of sale and purchase for the affected lots that highway noise levels may cause annoyance.
- 8) A 0.3 metre reserve along the west boundary of the block shown as Phase 2 be conveyed to the Ministry of Transportation and Communications.
- 9) A 0.3 metre reserve along Williams Parkway and Howden Boulevard shall be conveyed to the City of Brampton.
- 10) The developer shall convey Blocks 'A' and 'B' to the City of Brampton for park purposes.
- 11) The developer shall convey Blocks 'C' and 'D' to the City of Brampton to be used for park purposes on an interim basis until they are required as road rights-of-way for access to Phase 2. The developer will agree to construct roads on Blocks 'C' and 'D' when Phase 2 is developed.
- 12) A pedestrian underpass located to the satisfaction of the City be provided by the developer between Heart Lake Road and North Park Drive under Williams Parkway.
- 13) A sidewalk and boulevard planting, or cash-in-lieu, located to the satisfaction of the City be provided by the developer along the south side of Williams Parkway.
- 14) Boulevard planting satisfactory to the City be provided by the developer along the west side of Howden Boulevard.
- 15) The subdivision agreement shall contain a provision requiring the developer to provide a 9 metre wide (29.5 feet) landscaped buffer space comprising fencing, contouring and dense landscape planting, to the satisfaction of the City, at the rear or flankage of all lots abutting Howden Boulevard. No buildings, pools, or structures other than fencing shall be constructed or installed within the buffer space.

The developer shall attach a copy of this clause to each agreement of purchase and sale for each such lot.

- 16) The developer prepare a hydrology study satisfactory to the City outlining the effect of filling the pit area on the water levels and water quality within the area of the Brampton Esker.
- 17) The streets shall be named to the satisfaction of the Municipality.
- 18) The proposed road allowances included in this plan of subdivision shall be dedicated as public highways upon registration of the plan.
- 19) The developer shall agree to grant easements to the appropriate authority as may be required for utility or drainage purposes.
- 20) The developer shall enter into an agreement with the City of Brampton and the Regional Municipality of Peel to satisfy all financial, engineering, landscaping, fencing and all other requirements.
- 21) The developer shall agree to support an amendment to the Restricted Area By-law and Official Plan to regulate the development of the lands for the uses proposed.

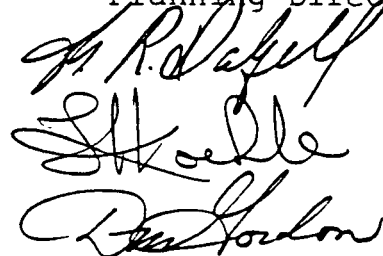


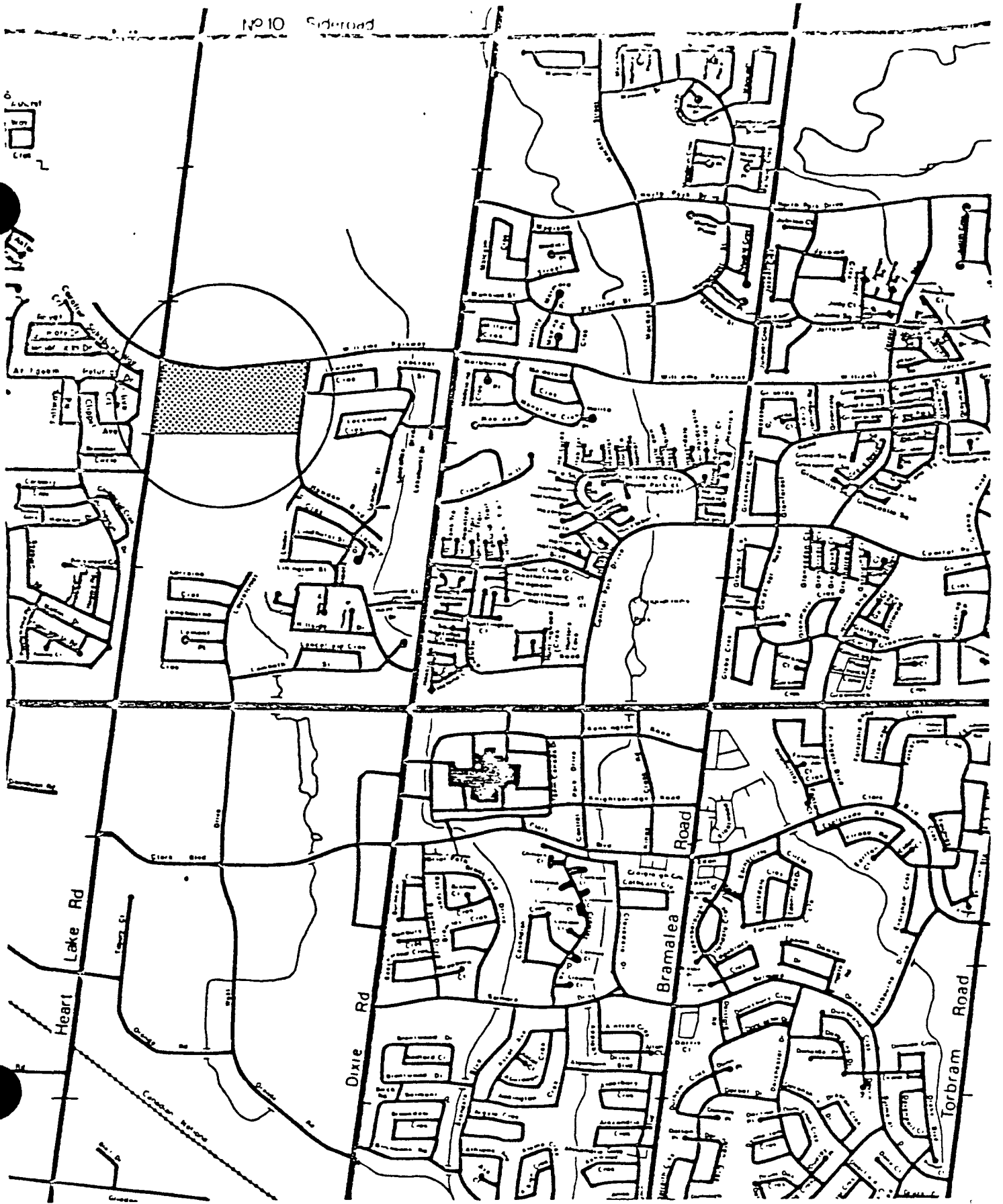
L.W.H. Laine,
Planning Director

LWHL/GB/ec
attachments

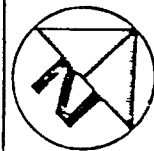
c.c. J. Curran
D. Gordon
L. Koehle
J. Metras

agreed.





MANLEY TESSLER
Location Map



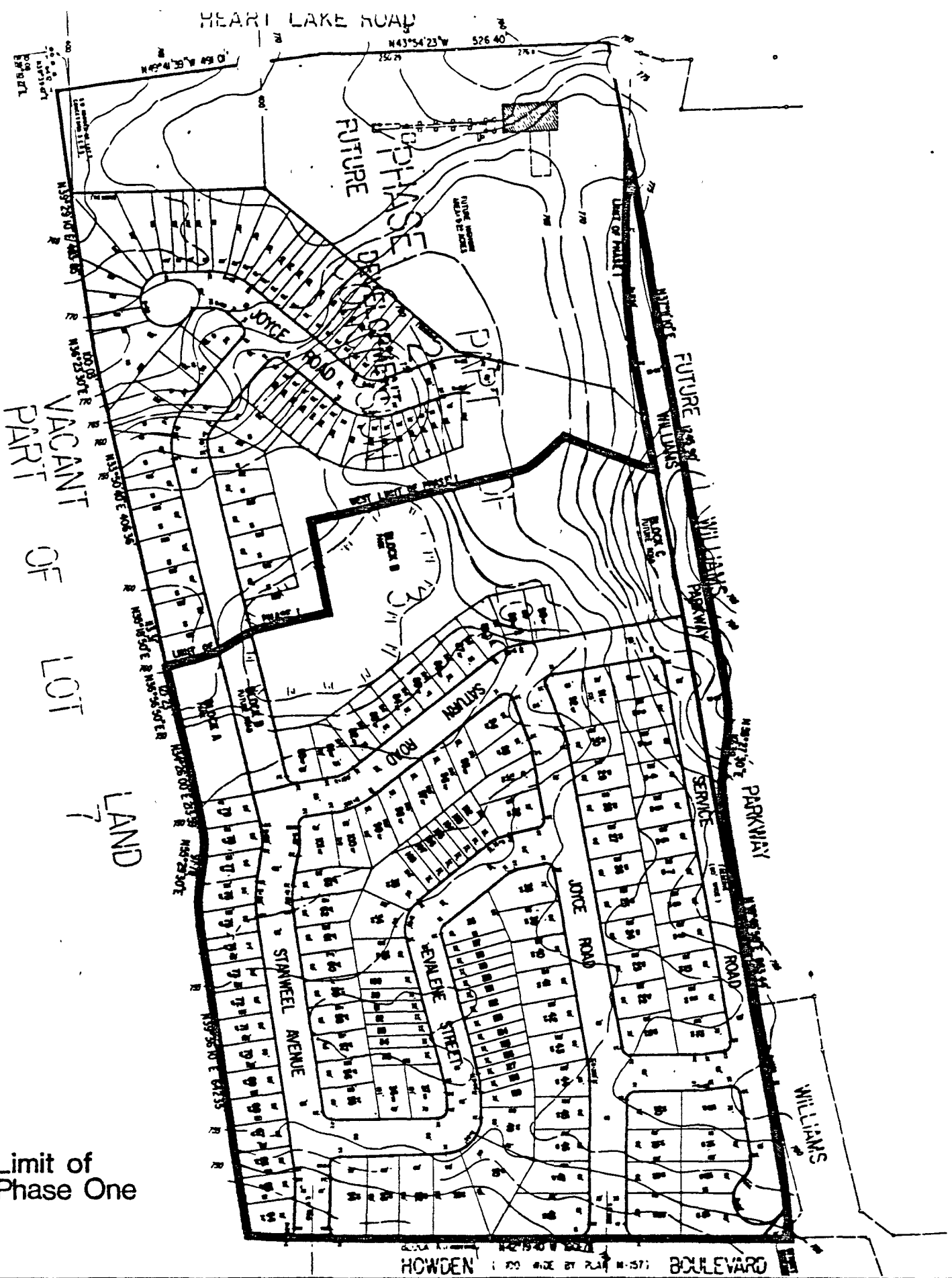
City of Brampton
Planning Department

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Drawn by: C.R.E. Date: 1978 12 13

C3E8-2

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Limit of Phase One

MANLEY TESSLER Proposed Draft Plan

Drawing No.8
Schaeffer & Assoc. Inc. Feb.15 1979

44-45-60 Drawn by C.R.F. Date: 1979 02 23

C3E8-2



#3550

City of Brampton
Planning Department